



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 22, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-02-10 (REVISED)
258 SANTA ISABEL AVENUE

DATE: MARCH 11, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval of revisions to the previously approved design review for a detached, 4 unit, two story, single-family residential project.

APPLICANT

The applicant is Farhad E. Khosravi, who is also the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

On October 14, 2002, Planning Commission approved a design review to demolish 5 one-story residences on the property and construct 4, two-story, single-family residences. On March 10, 2003, Planning Commission approved Tentative Parcel Map PM-03-101 to subdivide the property into four lots to accommodate the development.

On December 8, 2003, Planning Commission granted a one-year time extension for the project because the applicant was not able to obtain building permits before the expiration of the design review approval. The parcel map approval is valid for two years (until March 2005) per the State Subdivision Map Act and did not require an extension.

DISCUSSION

The applicant has revised the approved project by increasing the second floor area for the two Plan A units (facing towards Santa Isabel Avenue), which in turn revises the previously approved exterior elevations. The changes consist of increasing the height of the first floor living and dining rooms by adding vaulted ceilings and attic spaces. Other changes include an additional loft area and a reconfiguration of the interior stairs.

These changes will affect the street facing elevations for the two Plan A units by eliminating the previously approved sloped roof which provided a transition from the first story to the second story, and increasing the building mass facing towards the street. No changes are proposed for the two Plan B units at the rear of the site.

Although these changes increase the area attributed to the second floor, the second floor area will not exceed the 80% of the first floor, as recommended in the City's Residential Design Guidelines. Additionally, the average second story side setbacks will remain unchanged. The changes are summarized in the following table:

| | Original Project | Revised Project |
|---------------------------------------------------------------|------------------|-----------------|
| Ratio of Second Floor to First Floor (80% Maximum Allowed) | 55% (Plan A) | 79% (Plan A) |
| Second Floor Setback (10 Foot Average Allowed) | 13 Feet | No Change |

It is staff's opinion that the proposed changes comply with the intent of the Residential Design Guidelines and will be compatible and harmonious with surrounding properties. Specifically, the additional building mass will be offset by the additional architectural detailing proposed around the windows and chimney facing

toward the street, as well as the articulation provided for second floor areas on the side and rear elevations. All previously approved conditions of approval remain in effect for this project. Copies of the conditions of approval and original staff report for PA-02-10 are attached to this report.

CONCLUSION

It is staff's opinion that the proposed revisions will be compatible and harmonious with the surrounding properties and uses.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Planning Division Staff Report for PA-02-10
 Location Map
 Plans/Photos

File Name: 032204PA0210R

Date: 3/10/04

Time: 4 p.m.

c: Deputy City Manager - Dev. Svcs. Director
 Assistant City Attorney
 Assistant City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Farhad E. Khosravi
264 Santa Isabel Avenue
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING REVISIONS TO
PLANNING APPLICATION PA-02-10**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Farhad E. Khosravi, owner of real property located at 258 Santa Isabel Avenue, requesting revisions to a previously approved design review to construct a detached, 4 unit, two story, single family residential project; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 22, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** the revisions to Planning Application PA-02-10 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for the revisions to PA-02-10 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 22nd day of March, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 22, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed revision complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed revision is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearance, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the R1 zone, the General Plan, and the City's Residential Design Guidelines. The additional building mass resulting from the proposed revision will be offset by the additional architectural detailing proposed around the windows and chimney facing toward the street, as well as the articulation provided for second floor areas on the side and rear elevations.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITION(S) OF APPROVAL

- Plng. 1. All applicable conditions of approval for PA-02-10 shall be complied with.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-02-10 (REVISED)

Environmental Determination: EXEMPT

Address: 258 SANTA ISABEL AVE.
COSTA MESA, CA 92627

1. Fully describe your request:

SINCE REAL ESTATE PRICES HAVE DRASTICALLY INCREASED, WE HAVE DECIDED TO UPGRADE THE QUALITY OF MATERIALS USED AND IMPROVE THE ARCHITECTURAL PRESENTATION FOR OUR PROJECT OF SINGLE FAMILY RESIDENCES. WE ARE REQUESTING THE NEW ARCHITECTURAL IMPROVEMENTS TO BE INCORPORATED INTO THE PROJECT, AND BECOME PART OF THE APPROVED PLANS.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 14, 2002

U11.8.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-02-10 (REVISED)
258 SANTA ISABEL AVENUE

DATE: OCTOBER 8, 2002

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611

PROJECT DESCRIPTION

This application is a design review to construct a detached, 4 unit, two story, single family residential project.

APPLICANT

The applicant is Farhad E. Khosravi, who is also the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE
Associate Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 258 Santa Isabel Ave. Application: PA-02-10 (Revised)

Request: Construct 4 single family residential units

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 139FTx200FT
 Lot Area: 27,800 SF
 Existing Development: 5 one-story residences

SURROUNDING PROPERTY:

North: Surrounding properties are zone J R1 (Single-Family Residential) and improved with residential uses.
 South:
 East:
 West:

DEVELOPMENT STANDARD COMPARISON

| Development Standard | Required/Allowed | Proposed/Provided |
|---------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|
| Lot Size: | | |
| Lot Width (Indv. Lot - Excluding Common Driveway) | 50 FT | 59 FT, 6 IN |
| Lot Area (Indv. Lot - Excluding Common Driveway) | 6,000 SF | 6,203 SF (Lots 2 and 3) 6,366 SF (Lots 1 and 4) |
| Density: | | |
| Zone | 1 du/6,000 SF | 1 du/6,950 SF |
| General Plan | 1 du/5,445 SF | 1 du/6,950 SF |
| Building Coverage: | | |
| Buildings | NA | 10,530 SF (38%) |
| Paving | NA | 4,684 SF (17%) |
| Open Space | 11,120 SF (40%) | 12,586 SF (45%) |
| TOTAL | | 27,800 SF (100%) |
| Open Space (Individual Lots) | Lots 1 and 4: 2,546 SF (40%) Lots 2 and 3: 2,481 SF (40%) | Lots 1 and 4: 3,165 SF (50%) Lots 2 and 3: 3,127 SF (50%) |
| Building Height: | | |
| Chimney Height | 29 Feet | 29 Feet |
| First Floor Area (Including Garage) | NA | 2,695 SF (Plan A) 2,570 SF (Plan B) |
| Second Floor Area | NA | 1,480 SF (Plan A) 1,505 SF (Plan B) |
| 2nd Floor% of 1st Floor* | 80% | 55% (Plan A) 58% (Plan B) |
| Setback | | |
| Front | 20 FT | See Staff Report Discussion |
| Side (left/right) | 5 FT/5 FT | See Staff Report Discussion |
| Rear | 10 FT (1 Story) 20 FT (2 Story) | See Staff Report Discussion |
| Parking: | | |
| Covered | 8 | 8 |
| Open | 8 | 8 |
| TOTAL | 16 Spaces | 16 Spaces |
| Vehicle Backout Area | 25 FT | 25 FT |
| Driveway Width: | 20 FT | 20 FT |

NA = Not Applicable or No Requirement

*Not a code requirement

CEQA Status Exempt, Class 3

Final Action Planning Commission

BACKGROUND

The subject site is a 27,800 square foot lot zoned R1. There are 5 one-story residences on the property individually addressed as 256, 258, 260, 262, and 264 Santa Isabel Avenue.

On July 22, 2002, Planning Commission recommended that City Council deny a proposed rezone from R1 to PDR-LD (R-02-02) and construction of a detached, 5 unit, 2-story, common interest development with variances from the lot size requirements for the proposed PDR-LD zone (PA-02-10). City Council denied the rezone but referred PA-02-10 back to Planning Commission and directed the applicant to resubmit a 4-unit project in conformance with the requirements of the R1 zone.

DISCUSSION

The applicant has submitted a revised 4-unit single-family residential project as directed by City Council. The revised project is similar in layout to the originally proposed common interest development (i.e. several parcels oriented around a common driveway). However, unlike a common interest development, a 10-foot common landscape area along the street frontage is not required. Only two of the four lots will have frontage on Santa Isabel Avenue, although all homes will take access from the common driveway within the project.

Under the R1 requirements, newly created single-family residential lots are required to have frontage on a dedicated street (in this case, Santa Isabel Avenue) equal to or greater than the minimum required 50-foot interior lot width. An exception to this requirement is if the existing R1 lot has an average lot depth 200 feet or greater (Code Section 13-32). Because the subject property is 200 feet in depth, the two rear lots are not required to have frontage on Santa Isabel Avenue.

The setbacks for the proposed residences are summarized in the table below:

| | CODE REQ. | PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4 |
|----------------------------|------------------------------------|-----------------------------------|------------------------------|------------------------------|--------------------------------------|
| Front Setback | 20 FT | 20 FT (From Santa Isabel) | 20 FT (From Common Drive) | 20 FT (From Common Drive) | 20 FT (From Santa Isabel) |
| Side Setback Left/Right | 5 FT/ 5/FT | 5 FT/10 FT (From Common Drive) | 5 FT/10 FT | 10 FT/5 FT | 10 FT (From Common Drive)/5 FT |
| Rear Setback | 10 FT (1 Story) 20 FT (2 Story) | 10 FT/20 FT | 10 FT/20 FT | 10 FT/20 FT | 10 FT/20 FT |
| Rear Yard Coverage | 25% of Rear Yard Area * | 25% | 25% | 25% | 25% |

*Rear yard area equals lot width, measured from side property line to side property line, multiplied by 20 feet.

The homes proposed by the applicant are two floor plan types. Both plans have a living room, kitchen, dining room, family room, and office on the first floor, and three bedrooms and bathrooms on the second floor.

The project complies with all residential development standards and, in staff opinion, with the applicable residential design guidelines. If the design review is approved as revised, the applicant will be required to submit a separate parcel map application to subdivide the property, which would also require a public hearing before the Planning Commission.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve PA-02-10 as revised, with the recommended conditions of approval to ensure that the project is a quality development and designed to minimize any impacts to the adjacent properties.
2. Deny PA-02-10. If the project is denied, the project cannot be constructed, and the applicant could not submit substantially the same project for six months. The existing residences on the property may remain (and be expanded through room additions, remodels, etc.) as legally permitted, nonconforming structures.

CONCLUSION

The proposed project meets or exceeds all applicable code requirements. It is staff's opinion that the proposed project will be compatible and harmonious with the surrounding properties and uses.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Location Map
 Plans/Photos

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| c: | Deputy City Manager - Dev. Svcs. Director Assistant City Attorney Assistant City Engineer Fire Protection Analyst Staff (4) File (2) | Farhad E. Khosravi 264 Santa Isabel Avenue Costa Mesa, CA 92627 David M. Swerdlin 31125 Via Cristal San Juan Capistrano, CA 92675 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

RESOLUTION NO. PC-02- 46

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-02-10 AS REVISED**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

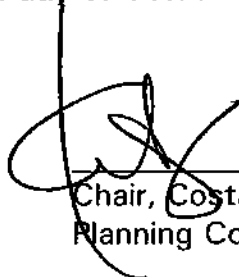
WHEREAS, an application was filed by Farhad E. Khosravi, owner of real property located at 258 Santa Isabel Avenue, requesting design review approval to construct a detached, 4 unit, two story, single family residential project; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 14, 2002.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-02-10 as revised with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-02-10 as revised and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 14th day of October, 2002.



Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

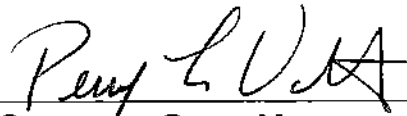
I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on October 14, 2002, by the following votes:

AYES: COMMISSIONERS Foley, Garlich, Davenport, Perkins, Egan

NOES: COMMISSIONERS None

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None



Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed development and use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearance, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the R1 zone, the General Plan, and the City's residential design guidelines.
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- G. The two rear buildings of this development are at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 3. Street addresses shall be displayed on the front of the house adjacent to the main entrance or front door of each residence. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
 4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. Demolition permits for existing structure(s) shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 6. The applicant shall contact AT&T Broadband at 200 Paularino Avenue, Costa Mesa, prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 7. The conditions of approval, ordinance and code provisions of planning application PA-02-10 shall be blueprinted on the face of the site plan.
 8. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 9. Block walls shall be provided on all interior residential lot lines. New block walls shall be decorative block, subject to approval by the

Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and setback from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.

10. All elevations shall have enhanced architectural details and window treatments per the direction of Planning staff.
11. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
12. A minimum of 10 percent of the driveway areas shall consist of decorative paving, subject to the approval of the Planning Division.
13. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
14. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of building permits, the applicant shall submit a window placement study demonstrating compliance with this condition.
15. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Trees shall be replaced on a 1-to-1 basis, subject to the approval of the Planning Division. This condition shall be completed under the direction of the Planning Division.
- Eng. 16. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Trans. 17. Construct residential driveway approach(es) at location(s) specified on the submitted site plan. Maintain a minimum of 2 feet from top of "X" dimension to power pole. Refer to City standard for residential drive approaches for details.
- P.D. 18. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

PLANNING DIVISION - CITY OF COSTA MESA**DESCRIPTION/JUSTIFICATION**Application #: PA-02-10

Environmental Determination:

Address:

258 SANTA ISABEL AVE.**1. Fully describe your request:**

TO BUILD FOUR HOUSES, REPLACING EXISTING STRUCTURES ON OUR PROPERTY.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit:** Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

N/A

- B. For a Variance or Administrative Adjustment:** Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

N/A

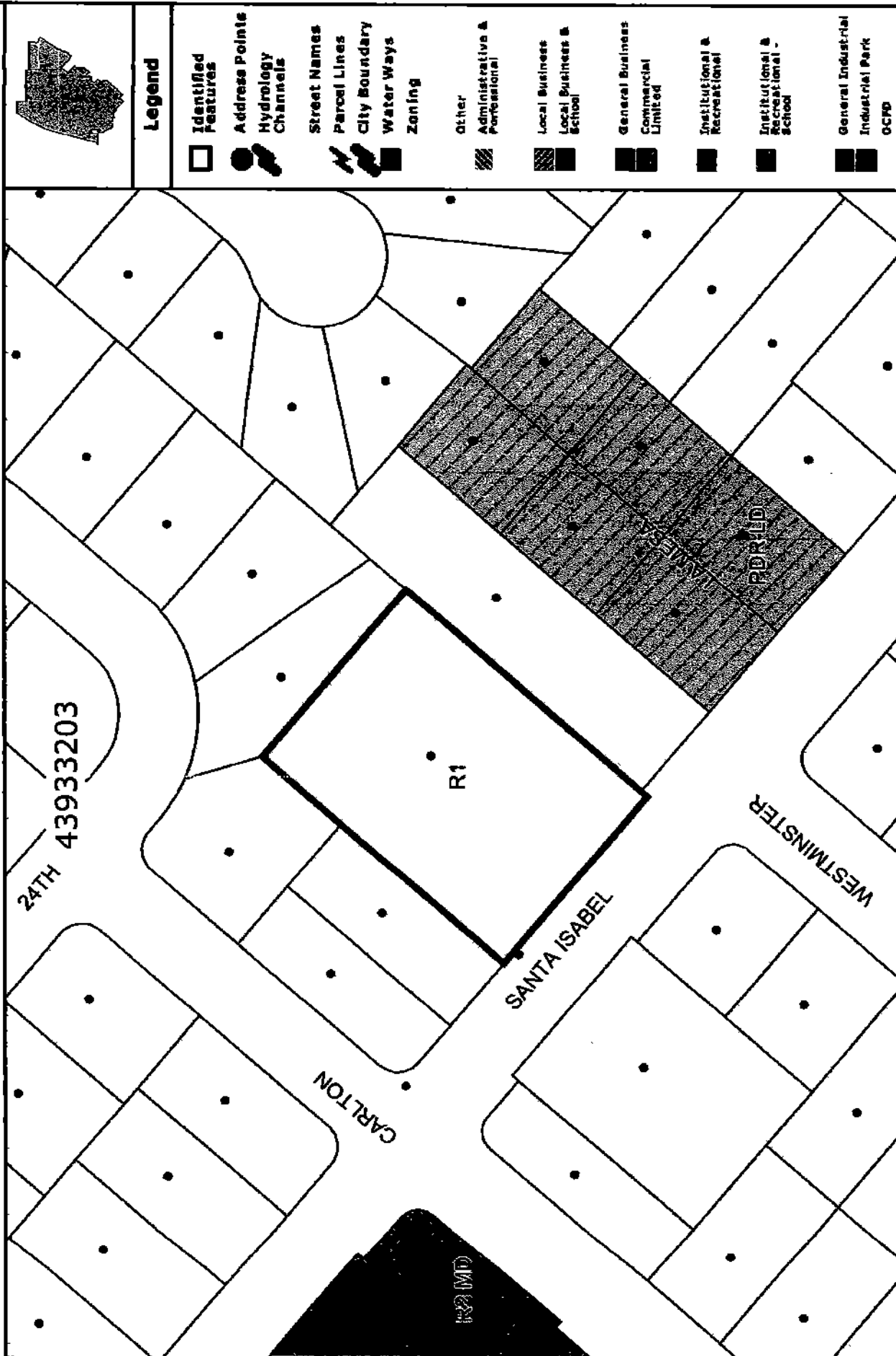
3. This project is: (check where appropriate)☐ In a flood zone.☐ In the Redevelopment Area.☐ Subject to future street widening.☐ In a Specific Plan Area.**4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**☒ Is not included in the publication indicated above.☐ Is included in the publication indicated above.

Signature

Date

PA-02-10 (REVISED)

258 SANTA ISABEL AVE.



AIR PHOTO

258 SANTA ISABEL AVE.

43933203



Legend

- Identified Features
- Address Points
- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho Photography
- Parcels

REVISED

PROPOSED FOUR SINGLE

FAMILY DWELLING W/ R

PROJECT ADDRESS:

25610 264 SANTA ISABEL

EXISTING SITE USAGE:

FOUR HOUSE & ONE LOT 2221P.

LOT SIZE: 139'-0" X 200'-0" = 27800 SF. = 0.64 AC

MIN LOT SIZE FOR 4 LOT: 27800 ÷ 4 = 6950 SF.

OPEN SPACE REQ = 40% OF LOT AREA = 11120 SF.

OPEN SPACE PROVIDED: 45% OF LOT AREA = 12580

MAX. DENSITY (BASED ON CROSS ACREAGE)

1 DWELLING PER 6,000 SF.

SITE COVERAGE 38% OF LOT AREA

BUILDING INFORMATION

LOT #1 & LOT #4 PLAN (A)

FIRST FLR. (INCLUDING OF 7200 OF GARAGE) = 2615 SF

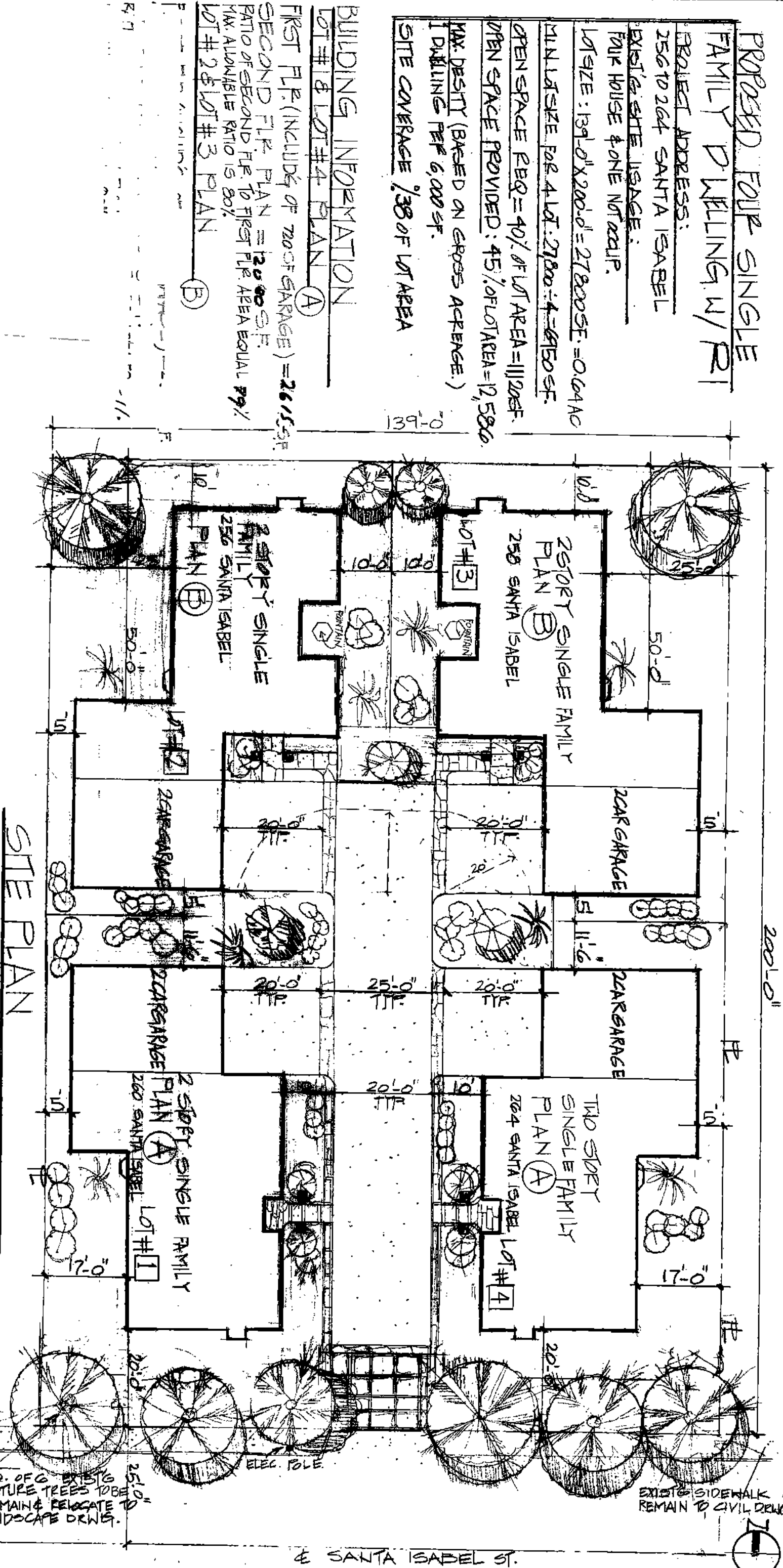
SECOND FLR. PLAN = 12000 SF.

RATIO OF SECOND FLR. TO FIRST FLR. AREA EQUAL 79%

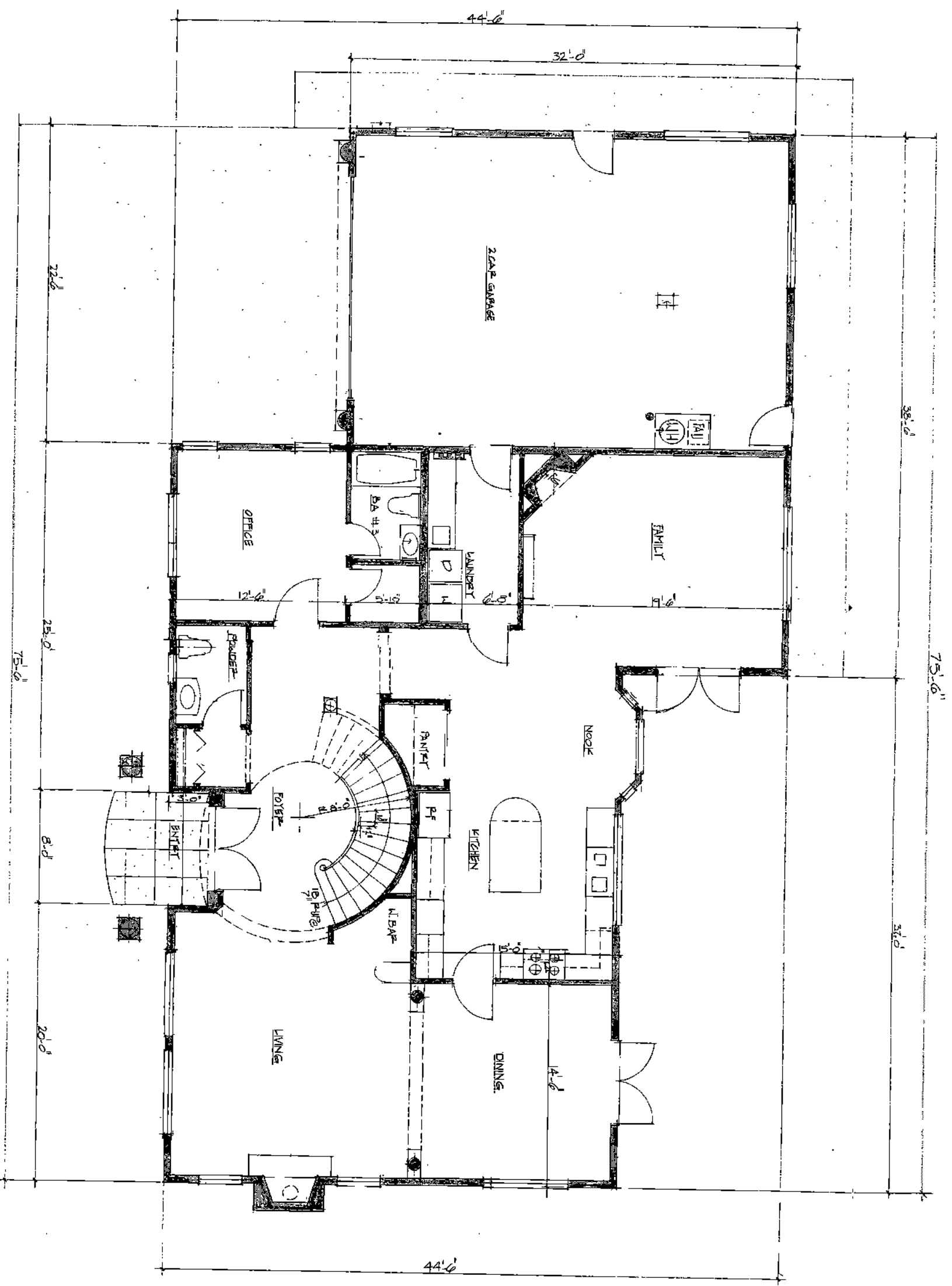
MAX. ALLOWABLE RATIO IS 80%

LOT #2 & LOT #3 PLAN (B)

SITE PLAN

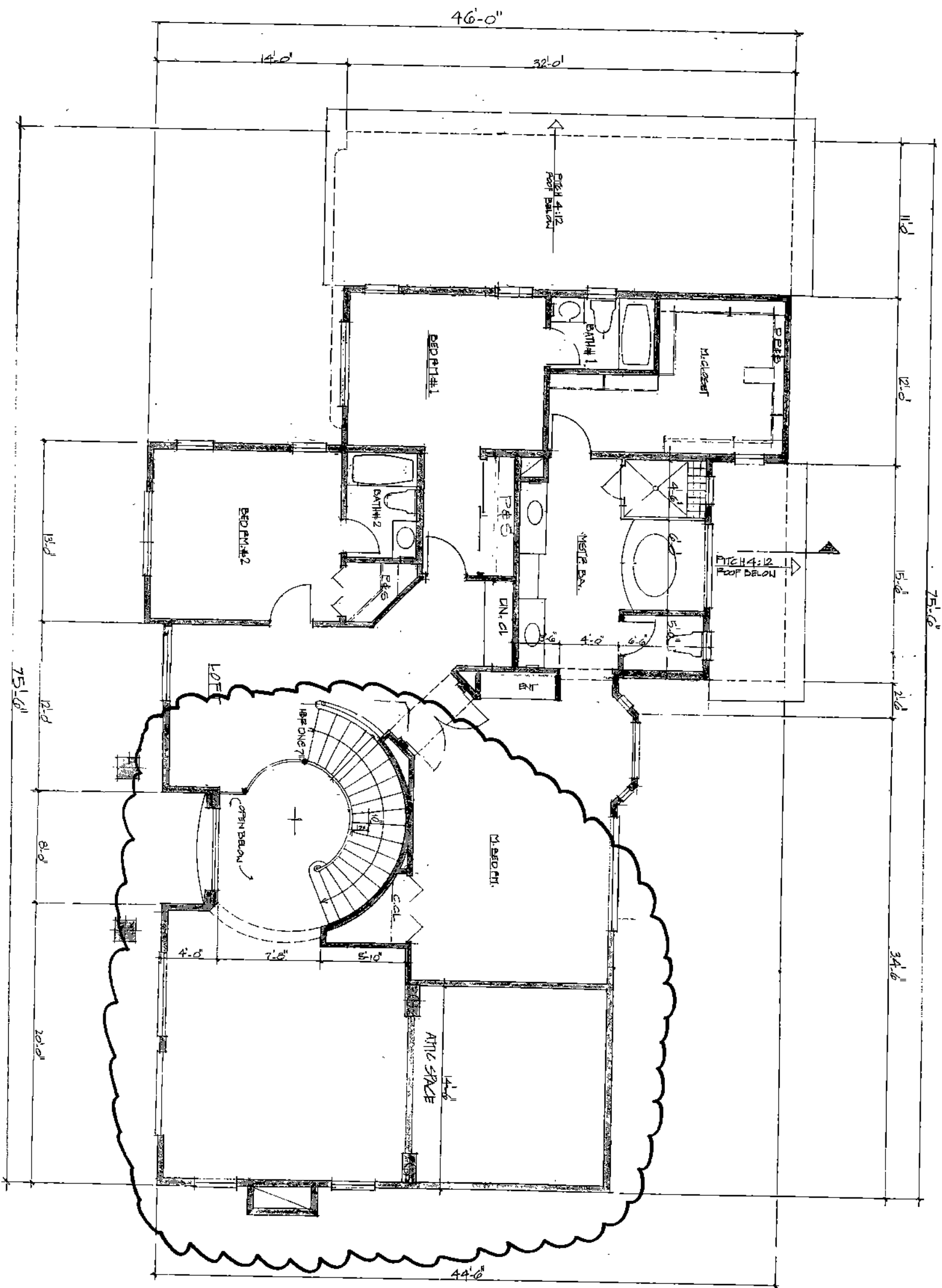


& SANTA ISABEL ST.



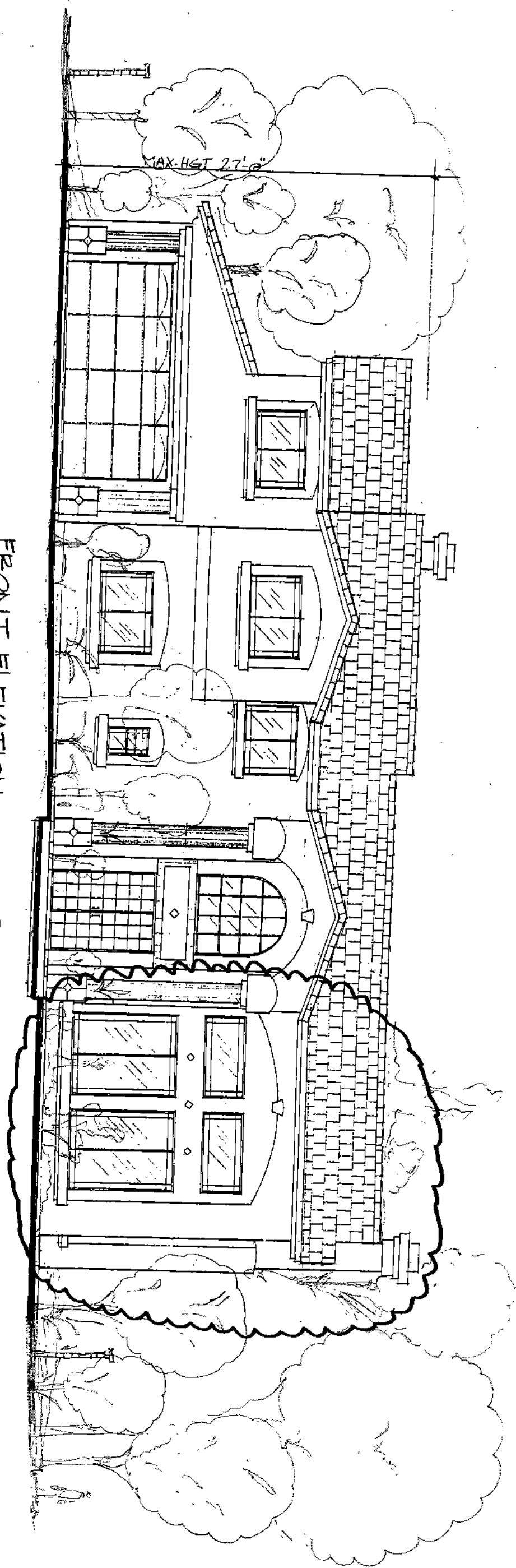
FIRST FLOOR PLAN

A



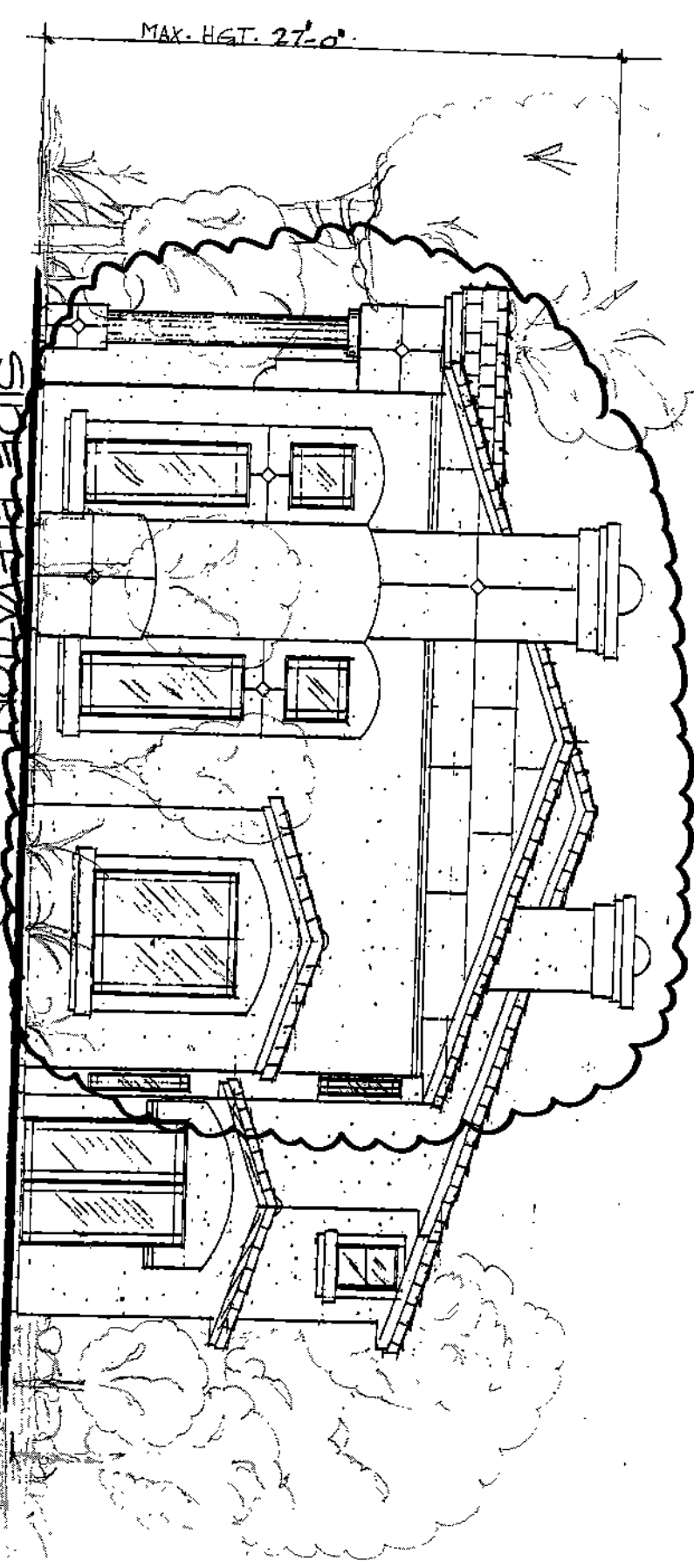
SECOND FLOOR PLAN

A



FRONT ELEVATION

A



SIDE ELEVATION

A

24

SANTA ISABEL AVE.